



Greenville City Planning Commission
Special Called Meeting
Webex Virtual Meeting
4:00 PM, June 9, 2021
Meeting Notice Posted May 25, 2021

NOTICE OF MEETING: Pursuant to Section 30-4-80 of the S.C. Code of Laws, annual notice of this Commission's Meetings was provided on December 31, 2020 via the Greenville City Website. In addition, the Agenda for this Meeting was posted outside the meeting place (City Council Chambers in City Hall) and was emailed to all persons, organizations, and news media requesting notice. Notice for the public hearings was published in the Greenville News, posted on the properties subject of public hearing(s), mailed to all surrounding property owners, and emailed to all persons, organizations, and news media requesting notice pursuant to Section 6-29-760 of the S.C. Code of Laws and Section 19-2.2.9 of the Code of the City of Greenville.

Minutes prepared by Sharon Key and Ross Zelenske

Commissioners Present

Diane Eldridge, Mike Martinez, Jeff Randolph, Derek Enderlin, Trey Gardner and Meg Terry

Commissioners Absent

None

Staff Present

City Clerk Camilla Pitman, Interim City Engineer Clint Link, Planning Administrator Courtney Powell, Senior Landscape Architect Edward Kinney, Landscape Architect Hannah Slyce, Development Planner Harold Evangelista, Planning and Development Services Director Jonathan B. Graham, Associate Planner Jordan Harris, Senior Development Planner Kristopher Kurjiaka, Development Planner Matt Lonnerstater, Assistant to the City Manager Michael Frixen, City Attorney Mike Pitts, Strategic Communications Administrator MJ Simpson, Development Planner Ross Zelenske, Assistant City Manager Shannon Lavrin, and Planning Coordinator Sharon Key

Public Present

Aaron Conleyh, Anna Stewart, Bob Lloyd (at Convention Center), Call-in User_2, Chris Stover, Debbie Wallace, Geoffrey Habron, John DeWorken, Keyisha Smith, Lillia Callum-Penso, Madison Eichhorn, and Tikeeta Wallace (at Convention Center)

Call to Order

Chairwoman Meg Terry called the meeting to order at 12:01 PM. Chairwoman Terry provided normal beginning procedures for commission meeting. She explained the agenda of the Planning Commission, outlined the rules for procedure, and invited the other Commissioners to introduce themselves.

Acceptance of Agenda

Commissioner Trey Gardner moved to accept the agenda. Seconded by Commissioner Jeff Randolph. The motion passed by a vote of 6-0.

Conflicts of Interest

Chairwoman Meg Terry stated she had a conflict of interest on application Z-19-2021. A written form was submitted to staff for the record.

NEW BUSINESS

A. Z-11-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Sections 19-6.5.7 and 19-6.5.8.9 in order to limit orientation of outdoor dining and other outdoor activities adjacent to residential uses.

Staff report presented by Planning Administrator Courtney Powell

- Planning Administrator Courtney Powell read through the staff report.

Public Comment

- Bob Lloyd, who lives in the Hampton Pickney neighborhood, asked why are Planned Developments and Unity Park exempt from this ordinance? There are two Planned Developments and the Unity Park zoning adjacent to his neighborhood.
 - Planning Administrator Courtney Powell details the text amendments as an interim step as an overall rewrite to the LMO.
- Tikeeta Wallace asked are these text amendments linked to the \$71 million in bonds/funds to be used toward neighborhood improvements.
 - Planning and Development Director Jay Graham responds by explaining the text amendments stand separate from any other projects and the intent of these amendments are to protect residential areas.

Commission Discussion

- Commissioner Derek Enderlin asks about the “abut” definition and discussions on the non-conferment
- Commissioner Jeff Randolph discusses concerns of businesses that back up to residential with no frontage and the effect their ability to have outdoor dining.
 - Courtney Powell responds that hardships could be approved under the proposed text amendment, Z-20-2021.
- Discussion occurs on the clarification on the current code.

***Motion: Commissioner Diane Eldridge moved to approve Z-11-2021 with staff comments and conditions. Seconded by Commissioner Jeff Randolph. The motion passed by a vote of 6-0**

B. Z-12-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Sections 19-6.5.7 and 19-6.5.8.9 to prohibit commercial dumpsters between building and adjacent residential use.

Staff report presented by Planning Administrator Courtney Powell

- Planning Administrator Courtney Powell read through the staff report.

Public Comment

- None

Commission Discussion

- None

***Motion: Commissioner Mike Martinez moved to approve Z-12-2021 with staff comments and conditions. Seconded by Commissioner Diane Eldridge. The motion passed by a vote of 6-0**

C. Z-13-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Sections 19-1.11; 19-4.3; 19-6.4; 19-6.6; and 19-6.8.9 to provide maximum lighting levels at property lines; to require reduction of lighting levels after business hours; to require additional setbacks for drive-through menu boards adjacent to residential uses and to provide menu board illumination and speaker system standards.

Staff report presented by Planning Administrator Courtney Powell

- Planning Administrator Courtney Powell read through the staff report.

Public Comment

- None

Commission Discussion

- None

***Motion: Commissioner Jeff Randolph moved to approve Z-13-2021 with staff comments and conditions. Seconded by Commissioner Trey Gardner. The motion passed by a vote of 6-0**

D. Z-14-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Section 19-2.3.14 in order to provide requirement for a notarized affidavit be received from the project architect or engineer to certify exterior of structures and site work comply with approved plans.

Staff report presented by Planning Administrator Courtney Powell

- Planning Administrator Courtney Powell read through the staff report.
- Commissioner Jeff Randolph asks what the current recourse of action is if an item does not meet standards
 - Planning and Development Director Jay Graham responds that we would proceed to investigation the compliance issue and work to resolve it.
- Commissioner Jeff Randolph asks for clarity on the meaning of certifying under the penalty of perjury and just certifying?
 - City Attorney Mike Pitts responds that certifying under the penalty of perjury means that if you make a false statement you could be prosecuted.

- Commissioner Mike Martinez asks about statute of limitations on a complaint that discovered years down the road?
 - Planning and Development Director Jonathan Graham responds by explaining the statute of limitations starts on the date of discovery.
 - City Attorney Mike Pitts further details that the clock would start when you should have known as in you had the means of finding out and you didn't.
- Commissioner Derek Enderlin asks a follow-up question to City Attorney Mike Pitts that the affidavit is based to the best of your knowledge?
 - City Attorney Mike Pitts confirms and adds that if there are any concerns that he would recommend adding that to the text amendment so there is no question what the intent is.
- Chairperson Meg Terry discusses make a note of this language change for when the time comes to make a motion to approve.

Public Comment

- Bob Lloyd, 14 Pickney Street, stated that he was confused about the choice of "submitted" compared to "signing." He suggested changing "submitted" to "signed."

Commission Discussion

- Commissioner Jeff Randolph expresses concerns over requiring the affidavit condition.

***Motion: Commissioner Derek Enderlin moved to approve Z-14-2021 with staff comments and conditions with inclusion of language that the affidavit is to the best of his or her agent's knowledge and that it is executed and submitted. Seconded by Commissioner Mike Martinez. The motion passed by a vote of 5-1.**

E. Z-15-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Sections 19-4.3.3; 19-6.2.2; Table 19-6.2-1; 19-6.2.3; 19-6.5.7; 19-6.8.9; Figure 19-6.8.11; and Figure 19-6.5.14 in order to amend existing buffering and screening requirements for all nonresidential or multi-family developments that abut single-family uses.

Staff report presented by Planning Administrator Courtney Powell

- Planning Administrator Courtney Powell read through the staff report.

Public Comment

- None

Commission Discussion

- None

***Motion: Commissioner Trey Gardner moved to approve Z-15-2021 with staff comments and conditions. Seconded by Commissioner Jeff Randolph. The motion passed by a vote of 6-0**

F. Z-16-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Sections 19-4.3; 19-5.1-1; 19-5.2; Table 19-5.1-1; Table 19-4.3-1; 19-6.8.9 in order to provide. a maximum building height and introduces a step-back provision for any nonresidential or multifamily or single-family attached structure adjacent to single-family uses or zoning districts (excluding C-4).

Staff report presented by Planning Administrator Courtney Powell

- Planning and Development Planning Administrator Courtney Powell read through the staff report.

Public Comment

- None

Commission Discussion

- None

***Motion: Commissioner Derek Enderlin moved to approve Z-16-2021 with staff comments and conditions. Seconded by Commissioner Diane Eldridge. The motion passed by a vote of 6-0**

G. Z-17-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Sections 19-5.1 and Table 19-5.1-1 in order to modify maximum impervious coverage for all non-residential zoning districts, except for C-4, for projects adjacent to single-family uses.

Staff report presented by Planning Administrator Courtney Powell

- Planning Administrator Courtney Powell read through the staff report.

Public Comment

- None

Commission Discussion

- Commissioner Jeff Randolph questions the arbitrary use of 75 percent.

***Motion: Commissioner Diane Eldridge moved to approve Z-17-2021 with staff comments and conditions. Seconded by Commissioner Derek Enderlin. The motion passed by a vote of 4-2**

H. Z-18-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Sections 19-6.5.7; 19-6.8.9; and Table 19-4.1-2 in order to provide nonresidential and multifamily buffer zone standards for projects adjacent to single-family uses.

Staff report presented by Planning Administrator Courtney Powell

- Planning Administrator Courtney Powell read through the staff report.

Public Comment

- Bob Lloyd, 14 Pickney Street, states that he thinks this amendment is supported significantly by his neighborhood and believes by other neighborhoods. In dealing with

the Holbrook Planned Development this was a significant issue. In that case the rear setback was 12 feet, and this text amendment is much better.

Commission Discussion

- None

***Motion: Commissioner Jeff Randolph moved to approve Z-18-2021 with staff comments and conditions. Seconded by Commissioner Derek Enderlin. The motion passed by a vote of 6-0**

I. Z-19-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Tables 2.60; 2.70; 2.80; 2.90; and 5.60 of the Unity Park Neighborhood District Code to remove maximum lot width and depth requirements.

Chairwoman Meg Terry recuses herself due to her conflict of interest and leaves meeting. Vice Chair Trey Gardner temporarily assumes chair duties.

Staff report presented by Planning Administrator Courtney Powell

- Planning Administrator Courtney Powell read through the staff report.

Public Comment

- Bob Lloyd, 14 Pickney Street, had a question concerning Table 2.70. Unity Park Neighborhood Center (UP-NCE) classification. He asks if there is any possibility of addressing the density issue? In terms of how that was established? Does not like the density provided would like it addressed in this text amendment.

Commission Discussion

- None

***Motion: Commissioner Diane Eldridge moved to approve Z-19-2021 with staff comments and conditions. Seconded by Commissioner Mike Martinez. The motion passed by a vote of 6-0**

J. Z-20-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Section 19-2.3.18 in order to provide a process to adjudicate undue hardships for properties adjacent to single-family detached uses.

Staff report presented by Planning Administrator Courtney Powell

- Planning Administrator Courtney Powell read through the staff report.

Public Comment

- None

Commission Discussion

- Commissioner Jeff Randolph discusses situational applicability of paragraph B.
 - Planning and Development Services Director Jay Gram responds.

- Chairwoman Meg Terry asks if the application would go to Planning Commission and end with Planning Commission?
 - Courtney Powell confirms that is correct.
- Commissioner Trey Gardner asks about an example?
 - Courtney Powell and Shannon Lavrin respond. Staff explain that any adjudication at least meets the intent to protect neighborhoods.

***Motion: Commissioner Jeff Randolph moved to approve Z-20-2021 with staff comments and conditions. Seconded by Commissioner Derek Enderlin. The motion passed by a vote of 6-0**

Adjourned at 1:03 PM

STATEMENT OF POTENTIAL CONFLICT OF INTEREST

TO: Chairperson or Presiding Officer of the Planning Commission

FROM: Meg Terry
(Commission Member=s Name)

Pursuant to South Carolina Code Section 8-13-700(b), I make this statement concerning the matter described below, action or decision upon which will directly affect an economic interest as contemplated by the Ethics, Government Accountability Campaign Reform Act of 1991:

A. The matter requiring action or decision is as follows:

Meeting Date: June 9, 2021

Agenda Item No.: Z-19-2021 Subject: Unity Park Text Amendment

Agenda Item No.: _____ Subject: _____

Agenda Item No.: _____ Subject: _____

B. The nature of my potential conflict is as follows:

___ I have an economic interest which will be affected by the action.

___ A member of my immediate family has an economic interest which will be directly affected.

___ An individual with whom I am associated has an economic interest which will be affected.

X A business with which I am associated has an economic interest which will be affected.

I hereby withdraw from any votes, deliberation or other actions on this matter and request that my disqualification and the grounds therefore be noted in the minutes.

Date: 08 June 2021

Signature: 

STAFF LIAISON SHALL NOTE THIS ABSTENTION AND THE ABOVE GROUNDS IN THE MINUTES. THIS STATEMENT SHALL BE ATTACHED TO THE MINUTES.

Chairperson or Presiding Officer

Land Management Ordinance Text Amendments

Outdoor Dining and Activities

Project Engagement

VIEWS

51

PARTICIPANTS

16

RESPONSES

0

COMMENTS

22

Please share your questions or comments on this proposal.

I believe that these changes will be a positive for the remaining SFD properties. We must be bold in addressing the GVL2040 goals.

3 days ago

Thank you for the proposed revisions, but I still don't see a definition of "shield" or how this will be measured or determined by applicants, City staff, or owners/occupiers of neighboring residences. This term should be quantified or replaced with a measurable standard.

3 days ago

I think this change is a great idea - no one wants to live next to a restaurant's patio seating area.

8 days ago

Definition of "abut" is much too broad--it is unreasonable to include properties across streets, for instance. (see also comments on Z-17-2021)

17 days ago

The word "shield" (with regard to noise and light) is imprecise and offers no guidance to either residences or businesses--there should be a specific and measurable definition. Without such clarity, how will compliance be measured?

17 days ago

The text amendment isn't specific to rooftop dining/event space. ParkView at Verdae, is a private event space at the edge of Legacy Square Phase 1, neighboring The Brownstone residences. The open balcony faces Legacy Park but is also adjacent to the first brownstone unit. In a future development scenario, how would this text amendment affect rooftop dining/event space that is adjacent to attached or detached residential uses?

The Hollingsworth Park community hosts an annual Oyster Roast in the parking lot behind Legacy Square Phase 1. Verdae anticipates similar entertainment/event activity behind future commercial building development in Legacy Square. Would the proposed amendment affect this type of function in a future development scenario? If yes, what would be the path and who would be the authority to secure special permission?

Other General Comments/Questions:

Where is the data to define/support what the City is specifically trying to solve/resolve? How can we measure the effectiveness of the proposed text amendments in relation to addressing the specific problems?

The term Residential-Use should address specific residential zoning districts. Zoning classifications that allow residential development (S-1, C-4, PD, and potentially other districts that allow residential as a mixed use) should have an opportunity for exception and/or defined path for variance.

The term abut does not address distance between mixed-use properties/projects or right-of-ways/easements separating properties.

The term Single-family needs to be clearly defined. Building codes may classify townhomes as either single-family attached or multifamily depending on design characteristics. We suggest that single-family attached townhomes be uniquely classified and regulated in the land management ordinance.

17 days ago

I agree with this revision.

19 days ago

I am in favor of the new proposal.

22 days ago

It is not clear in the proposed amendment that the abutment is to Single-family residential use. The proposed change says "residential". This may be clarified elsewhere.

24 days ago

This is not clear that the abutment is to "single" family as it states "Residential". Perhaps this is clarified somewhere else.

24 days ago

This seems reasonable but you should allow a restaurant development to use a 10ft tall buffer wall if this positioning requirement is inconvenient.

27 days ago

This is reasonable

27 days ago

Clarify that this proposal shall not prohibit patios or balconies from a multi-family project from facing a residential use; clarify that a residential use means a single-family home such that this would not be applicable to two multi-family projects next to each other

27 days ago

I believe outdoor dining and activities are very important to Greenville's current and desired atmosphere and allure. Our average annual temperature is 66 degrees and the city is named GREENVILLE. Outdoor activity should be encouraged in every way reasonably possible. I would not expect my community at large to be restrained at the request of the few. Just as anyone buying a home near an airport should understand there will be noise from jets I would expect anyone that has bought a home in or near downtown to expect noise, activity and urban sprawl. At the risk of seeming cold yet rational, if they did not expect these things that was a mistake on their part.

27 days ago

Change makes sense.

28 days ago

I think this change makes sense.

28 days ago

Fantastic and should be incorporated into new LMO. Seems like a no brainer as we create more nodes within the city.

29 days ago

Shannon

29 days ago

test2

29 days ago

test

29 days ago

tesrt

29 days ago

Test

29 days ago

Commercial Trash Collection

Project Engagement

VIEWS

23

PARTICIPANTS

13

RESPONSES

0

COMMENTS

13

Please share your questions or comments on this proposal.

I think this is an excellent idea. As a matter of fact, it would be a good idea that people living in single family homes should also have to provide shrubbery or screening to hide their trash bins.

8 days ago

Please include that commercial building should be prohibited from using public streets for trash/recycling use. Example: the green apartments- use of roll-away dumpsters on Perry Ave.

17 days ago

This could conceivably chill development of affordable housing if, for instance, the site cannot accommodate a 15' minimum but could otherwise use appropriate screening, landscaping, etc. This requirement is overly rigid.

17 days ago

The proposed text amendment appears to contradict with H-2 prohibiting above-ground refuse containers between buildings and residential uses, yet H-2a allows such containers with a minimum setback.

H-2a states that no above ground refuse container shall be located less than (15) feet from the property line of any abutting property improved with residential use. Current Property Example: The enclosed dumpster for Legacy Square Phase 1 would not meet the 15' setback requirement, even though the adjacent residential use to the enclosure is a standalone garage.

Buffer requirements should be applied based on the adjacent zoning district as opposed to the use of the property.

17 days ago

In the case of existing buildings, constricted sites, and adaptive reuse projects, flexibility is necessary. Compromise: screening, etc. as appropriate and feasible to be provided.

20 days ago

I am in favor of the proposed change.

22 days ago

Is the term "residential" for "single-family residential"? I am sorry to repeat the comment but it is not clear in the snippet of language that this is the intention.

24 days ago

The 15 feet might create a hardship. If it is screened and kept clean that should be enough.

27 days ago

Clarify that this does not apply to two multi-family units next to each other -- term "residential use" is overly broad/vague/ambiguous and needs to be tightened. Consider shortening 15 feet distance to 10 feet and providing for shorter distance via a variance request to Planning Commission and/or Board of Zoning Appeals.

27 days ago

This is just micromanagement. It's really not necessary to regulate this.

28 days ago

Change is good.

28 days ago

Excellent change.

28 days ago

test

29 days ago

Light Pollution

Project Engagement

VIEWS

17

PARTICIPANTS

7

RESPONSES

0

COMMENTS

7

Please share your questions or comments on this proposal.

Proposed changes need to include/address: parking deck light fixtures, parking lot/wall packs need "shields" to direct light away from residential properties.

LIGHT SHIELDS EXPLAINED - OUTDOOR PARKING LOT LIGHT SHIELDING



17 days ago

Legacy Square orients exterior building lighting and signage away from adjoining residential. Because required parking lot lighting is defined by the City and is typically the main source of concern/complaint from residents in Legacy Square, does the proposed amendment affect or help regulate the lumen level for street/parking lot lighting?

17 days ago

I am in favor of the proposed change.

22 days ago

I do not know from the perspective of safety if the proposed foot-candles provides adequate police patrol after hours or guest access to parking on the perimeter. Would it be feasible to have the lights shielded in such a way to prohibit more than .3FC leaving the site? Much like the sea turtle protection ordinances to eliminate off-site lighting....

24 days ago

Is .3 foot candles achievable?

27 days ago

No brainer. Do it. Thank you.

27 days ago

Let the business owners do what they want. I live right across the road from a railroad track, and I can tell you, it really is possible to tune these things out. I highly doubt these speaker systems are having much of a negative effect.

28 days ago

Field Changes to Construction

Project Engagement

VIEWS

25

PARTICIPANTS

13

RESPONSES

0

COMMENTS

13

Please share your questions or comments on this proposal.

Site plans include landscaping drawings for neighborhood developments. When the owner lists a specific species of tree at a specific location one would be led to believe that substantial compliance would require the specific species of tree and not a given tree from a list of city approved tree species. Additionally a site development plan requires a lighting plan as part of approval. When the owner installs street lights one would be led to believe that substantial compliance would require lights to be placed exactly as depicted. In the event that the owner in either of these situations submits a notarized affidavit what consequence apply or recourse is available to those affected? Is there a process for accepting the affidavit? What prevents a developer who is used to making these deviations today from continuing and just submitting a false affidavit?

9 days ago

Construction traffic and construction traffic mitigation plans need to be made public and part of permit approval. The traffic plan should be shared at neighborhood association meetings.

17 days ago

This imposes unreasonable cost burdens and will deter contractors from building in Greenville, especially affordable housing which already had financing challenges. Onerous and unnecessary.

17 days ago

The Owner and/or GC should be the party to sign the affidavit. The current proposed text amendment only requires the GC to sign. We also suggest that a process for final inspection by DRB or Planning Commission be incorporated into the zoning application process so that the procedures are more clearly defined and equally applied.

17 days ago

I am in favor of the proposed change.

22 days ago

That makes sense as written.

24 days ago

Seems unnecessary. Isn't this what our inspectors supposed to do?

27 days ago

Typically in the industry certificates of substantial completion are used as opposed to notarized affidavits. Suggest eliminating notarized requirement.

27 days ago

The hand of government gets ever larger. Where does this lead? How much more expensive will doing business in Greenville get?

27 days ago

Not necessary; please end the nanny state

28 days ago

Ensuring that field amendments comply with approved building plans is a very significant positive change as a homeowner in the city.

28 days ago

I struggle with the term substantial in this proposal. If someone is signing off on a project, it either complies with regulations or it doesn't. Substantial does not mean that it is complete, it's connotation is that it is largely done.

Unacceptable.

29 days ago

I think this is fantastic idea! How would "substantially comply" be defined?

29 days ago

Lot Coverage Allowances for Non-Residential Property

Project Engagement

VIEWS

22

PARTICIPANTS

9

RESPONSES

0

COMMENTS

9

Please share your questions or comments on this proposal.

19-5-1 Table of dimensional standards note 15. I believe the amount of impervious surface is an arbitrary measurement of impact on an adjacent residential use. The impact of a project on adjacent single family is already addressed if all buffers, screening, setbacks, stormwater management, etc. requirements are met. The impact of this standard on redevelopment of largely 100% impervious properties, properties that are largely surrounded by OD/S/C properties with sliver touching single family, etc. are significant. I spent a few minutes on GIS and found a site that is almost entirely impervious now that could be redeveloped at North Main/Stone that is a perfect illustration that impervious ratios can have an unintended negative impact on development/redevelopment. The redevelopment of the property on the following page would reduce impervious to meet all requirements

but could easily exceed 75% impervious. The Pettigru district is also largely OD with mixture of residential uses that could be negatively impacted.



As noted previously, I strongly disagree with the proposed definition of "abut." The LMO should NOT define it to include rights of way, easements, alleys, and roads but should only apply to dwellings with shared (common) property lines.

17 days ago

The definition of abut, abuts, or abutting" should not include intervening roads, alleys, easements, right-of-ways, or common areas. This is not common, and any publicly deeded open space would already constitute an adequate buffer.

Similar to other text amendments, adjacency to single-family should be applied based on the zoning district as opposed to the use of the property.

75% seems unusually restrictive. An 80% lot coverage would be more reasonable/adequate.

17 days ago

This item is particularly difficult. I have been personally involved in renovating several small infill sites where the site was 100% impervious (building, parking) and parking was already a challenge. I have a few compromises in mind here, but ultimately, discretion on a case-by-case basis is very helpful.

20 days ago

I am in favor of the proposed change.

22 days ago

If the intention is to keep storm water from running off into single family properties, would it not make sense to limit the amount of run off if the developer could have a retention or detention pond? Detaining the first 1" of rainfall? At least an option in design. Or that the site be graded in such a way that the storm water is discharged away from the single family lots? It is not the impervious surface that is the total problem but the storm water management system of the City of Greenville contributes to the difficulty.

24 days ago

This seems reasonable. Water runoff is an issue. We should try and help this as much as we practically can.

27 days ago

Since this is apparently the only proposal here that has a legit reason for existing (i.e. it is an attempt to deal with environmental/drainage concerns rather than purely aesthetic ones), I'm fine with it. I have no problem with encouraging gravel lots in an attempt to deal with storm water.

28 days ago

Height Transition for Multi-Family and Residential Buildings

Project Engagement

VIEWS

19

PARTICIPANTS

9

RESPONSES

0

COMMENTS

9

Please share your questions or comments on this proposal.

These need to apply across small residential streets as well to prevent multistory buildings right up against single family homes. How does this work for single family homes zoned RM-1?

7 days ago

I fully support this change. It's not only an eyesore to see a gigantic building next to a home, but it also negatively impacts the residents living next door to it.

7 days ago

This would impose another deterrent to the density needed to increase our affordable housing stock.

17 days ago

The height of buildings in Legacy Square are proportional to the acreage and distance to surrounding residential; however, none of the current structures would meet the proposed height requirement in the text amendment. We believe the distance from contiguous residential (including ROW) should be considered and height increases and/or non-stepbacks be an option for development. Height and setback requirements should be based on residential zoning districts rather than residential uses in other non-residential zoning districts.

Current Legacy Square Phase 1 Building Heights:

Holiday Dental: Top of main wall is 30', Peak height 38'

Verdae Y Buildings: Top of Truss 30', Top of Parapet 33'

Keith Building: Top of Parapet 52', Top of Tower 60'

Legacy Square Phase 3 Building Height: The Sumerel 48'

17 days ago

I am in favor of the proposed change.

22 days ago

Greenville needs a city-wide height restriction. Why pay \$1M for a downtown townhome only to look out on a nine-story apartment building which offers affordable housing? This was an incredible oversight in the approval of the hideous McLaren apartment property, in my opinion.

25 days ago

If you live in a house that abuts a commercially zoned property in the city, shouldn't you accept some level of risk? This ordinance pushing setbacks up to 45 feet would seem to greatly limit all commercial properties located adjacent to our neighborhoods. I fully support buffering the neighborhood but doing so should not render someone's commercial property undevelopable for its highest and best use for the broader community.

27 days ago

Currently there is no max building height. Leave it as it is. Let the city evolve naturally.

28 days ago

Commercial/multi-family buildings should have No views of private single family dwellings' yards or homes.

28 days ago

Setback Requirements

Project Engagement

VIEWS

28

PARTICIPANTS

10

RESPONSES

0

COMMENTS

10

Please share your questions or comments on this proposal.

The set back also needs to apply to streets. Many residential homes in older neighborhoods share alleys and small one lane streets. The adjacent wording hear would allow large multifamily construction across these small alleys and one way streets.

7 days ago

The current code provides sufficient protection for residential dwellings; the proposed text would again deter density and thus prohibit the building of affordable housing.

17 days ago

Buffer yards should not be required where abutting an existing easement or public right-of-way. Additionally, buffer requirements should be applied based on the adjacent zoning district as opposed to the use of the property.

New multifamily and commercial development should not be penalized by residential uses that occur in non-residential zoning districts that are intended to have additional height and density.

17 days ago

Very similar to buffer widths in practice, flexibility for existing buildings and infrastructure within this setback is necessary.

20 days ago

I am in favor of the proposed change.

22 days ago

This proposal is unclear to me regarding "improved" single family and zoned for single family use. Perhaps this and the other proposals clarify whether then standards is development adjacent to "zoned" or "improved" properties.

24 days ago

I think this goes too far. I think we should focus on creating buffering options that don't increase setbacks. A setback is rendering specific areas unbuildable which takes development options off the table. We need increase developmental options and be specific about what type of buffers we want developers to use to keep neighborhoods protected. Increasing setbacks limit our commercially zoned spaces in ways that might be unhelpful to the broader community.

27 days ago

The proposed 25 setback seems to extensive. Recommend not changing or if setback requirement is increased, recommend a variance procedure be permitted to allow for less of a setback. A one size setback requirement does not fit all.

27 days ago

I really don't know where to start with setbacks. I have so many problems with them. Can you just read this: <https://www.strongtowns.org/journal/2017/10/23/the-problem-with-setbacks> and then stop requiring setbacks? Far more damage than they're worth.

28 days ago

Great idea! Will this apply to the Mosaic project?

29 days ago

Landscape Buffer Requirements

Project Engagement

VIEWS

20

PARTICIPANTS

10

RESPONSES

0

COMMENTS

11

Please share your questions or comments on this proposal.

How do we define abut? A 3 story 55 unit multifamily complex is being proposed on Hampton Avenue right across a small alley from single family homes zoned RM-1. Does this apply in that case? I am for a large buffer zone but it should also apply across small residential streets like this.

7 days ago

I am a resident in 29601, Hampton Ave and I am 100% for the proposed change.

9 days ago

Current requirements give appropriate and sufficient protection to residential properties; this additional requirement would deter the density needed to increase our stock of affordable housing and other goals of GVL2040.

17 days ago

Height and spacing of plants within a buffer area are important. The distance between built structures and installed buffering has not been addressed in the amendment. Current Phases of Legacy Square supports adequate buffering; however, the final phase of Legacy Square (Phase 4) is a narrow property, and it will be difficult to maintain 10' on (3) sides of the site.

We believe buffer yards should not be required where abutting an existing easement or public right of way. Additionally, buffer requirements should be applied based on zoning district as opposed to use of the property.

17 days ago

Great addition to language here:

"The administrator may reduce the buffer depth on side and/or rear property lines to a minimum of ten (10) feet upon finding that provision of required buffering is overly constraining to accommodate reuse of an existing structure..."

Thanks for including! Would like to see this flexibility more broadly applied.

20 days ago

I am in favor of the proposed change.

22 days ago

Because I am not a landscape designer or horticulturalist, I cannot comment on the viability of the requirements. It seems that the immediate planting may bring a break between uses. However, at maturity, I am not sure that the 20' buffer yard is adequate to support healthy plants.

24 days ago

The current ordinance seems pretty well thought out. The larger the buffer yard, the less developable space you have to work with. I think increasing the wall height from 6-foot-high to 10 foot would achieve the same result (more neighborhood protection) and give the developer more room to work within their property.

27 days ago

I would not change the existing buffering requirement as existing buffering requirement. The proposed 10 percent of lot depth would create large than necessary buffers. If new buffering requirements imposed, needs to be a mechanism for common sense variances to such requirement.

27 days ago

Placing artificial barriers and buffers between zones really just hurts walkability.

28 days ago

Change is good.

28 days ago

Alternative Equivalent Compliance

Project Engagement

VIEWS

1

PARTICIPANTS

0

RESPONSES

0

COMMENTS

0

Ross Zelenske

From: Shannon Lavrin
Sent: Tuesday, May 18, 2021 2:03 PM
To: Ross Zelenske
Cc: Courtney Powell; Jonathan B. Graham; Kris Kurjiaka
Subject: FW: Text Amendment Comments
Attachments: Shannon TextAmendment.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Ross, please see attached. This will be for the PC meeting – please share with the PC.

Thank you, Shannon

From: Lynn Solesbee <lynn@bluewatercivil.com>
Sent: Tuesday, May 18, 2021 1:59 PM
To: Shannon Lavrin <slavrin@greenvillesc.gov>; Jonathan B. Graham <jbgraham@greenvillesc.gov>; Courtney Powell <cdpowell@greenvillesc.gov>; Kris Kurjiaka <kkurjiaka@greenvillesc.gov>
Subject: Text Amendment Comments

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Shannon:

Please see my comments on the text amendments and let me know if you have any questions. Thanks.

Lynn A. Solesbee, P.E.

Bluewater Civil Design, LLC - Partner
718 Lowndes Hill Road Greenville, SC 29607
Office Direct: 864-326-4207 - Cell: 864-735-5453
Office: 864-326-4202 - Email: lynn@bluewatercivil.com
Please visit our website at: www.bluewatercivil.com

Please forgive any delays in responses during the COVID-19 Pandemic. Our firm is still operating, however, with limited person to person interactions as recommended by our local, state, and federal government. We will update you if there are any long term interruptions to service as a result of this pandemic or direction from governmental agencies. Thanks for your understanding.

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Bluewater Civil Design, LLC has Professionals Licensed in SC, NC, GA, AL, TN, FL, KY, ID, MT, WA, LA, VA, KS, OK, MS, NV

May 18, 2021

TO:
Shannon Lavrin
Assistant City Manager
206 S. Main Street
10th Floor
Greenville, SC 29601

RE:
Text Amendments to LMO

Shannon:

Thank you for the City's openness to comments on the text amendments. I generally support the text amendments as written with the following exceptions.

19-1.11 Definitions. I strongly disagree that intervening roads, alleys, easements, common area, detention pond, utility lines, and similar should not count towards spatial buffers/screening. Whatever the intervening use is between properties is a spatial buffer and could be significantly larger than the required buffer.

19-5-1 Table of dimensional standards note 15. I believe the amount of impervious surface is an arbitrary measurement of impact on an adjacent residential use. The impact of a project on adjacent single family is already addressed if all buffers, screening, setbacks, stormwater management, etc. requirements are met. The impact of this standard on redevelopment of largely 100% impervious properties, properties that are largely surrounded by OD/S/C properties with sliver touching single family, etc. are significant. I spent a few minutes on GIS and found a site that is almost entirely impervious now that could be redeveloped at North Main/Stone that is a perfect illustration that impervious ratios can have an unintended negative impact on development/redevelopment. The redevelopment of the property on the following page would reduce impervious to meet all requirements but could easily exceed 75% impervious. The Pettigru district is also largely OD with mixture of residential uses that could be negatively impacted.

Please feel free to contact me at the office (864-326-4207), on my cell (864-735-5453) or email at lynn@bluewatercivil.com if you have any questions or would like to discuss this resubmittal.

Sincerely,
BLUEWATER CIVIL DESIGN, LLC



Lynn A. Solesbee, P.E.
Partner

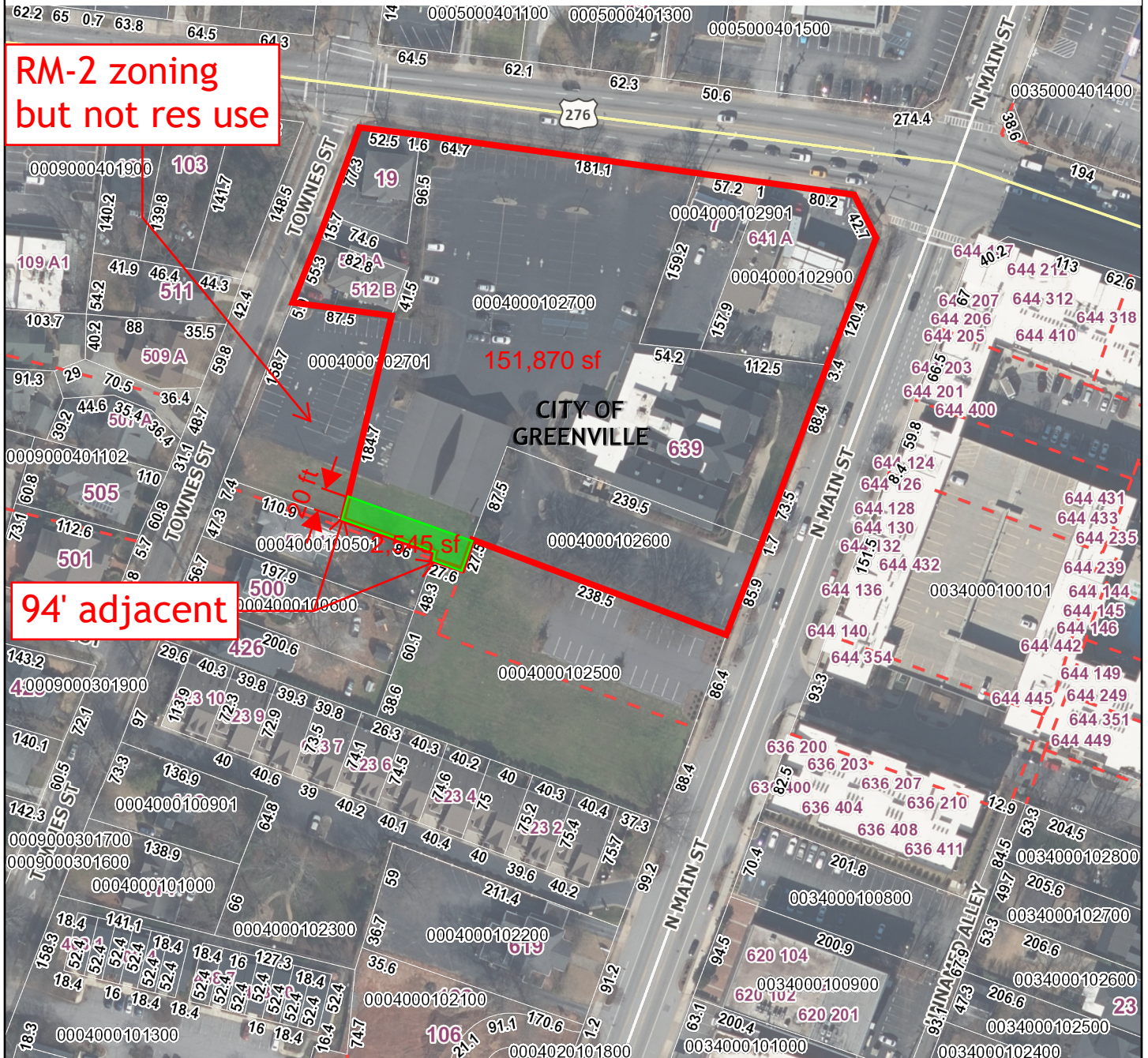
Greenville County, SC

+/-3.49-acres

Arbitrarily 0.87-acres is restricted from development because 95' of boundary (20' buffer requires 2,545 sf/0.06-acres) is adjacent to residential use. There are too many variables on use, building height, parking (garage or not), etc. to do a full analysis the impervious surface rule impacts but as you can see it can be significant and probably is not the intention.

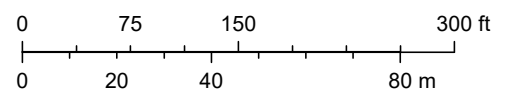
RM-2 zoning
but not res use

94' adjacent



May 18, 2021

1:1,600



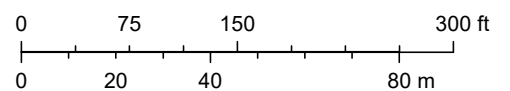
Greenville County GIS Division, Greenville, South Carolina., Greenville County GIS Division, Greenville, South Carolina, Greenville County, South Carolina GIS Division

Greenville County, SC



May 18, 2021

1:1,600



Greenville County GIS Division, Greenville, South Carolina, Greenville County, South Carolina GIS Division

Verdae Comments for the Proposed Text Amendments Z-11 through Z-18

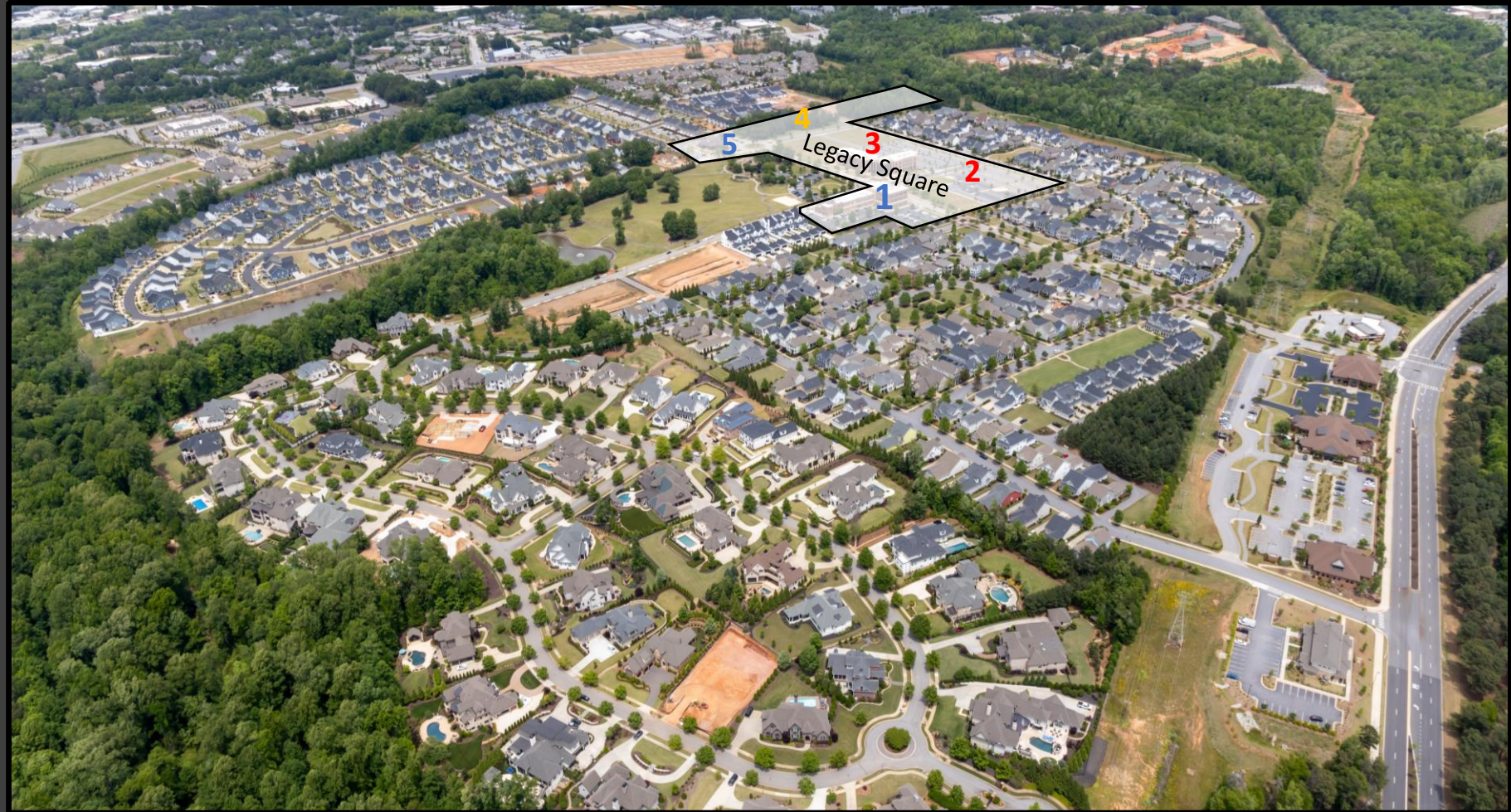
Legacy Square Case Study

The proposed text amendments could affect the buildout of Legacy Square, a +/- 13-acre central business district within Hollingsworth Park. This case study is being presented to City Staff and the Planning Commission to assist in communicating questions and concerns related to the future development of this neighborhood-scaled amenity.



Legacy Square Case Study

The buildout of Legacy Square is happening in phases. Phase 1 and 5 are complete. Phases 2 and 3 are in process. Phase 4 has not started. Each phase has a unique layout, but all are surrounded by residential use—both single-family detached and townhomes.



Legacy Square Case Study

The vision for Legacy Square has been communicated to potential residential buyers/owners since 2005. Construction of Legacy Square began in 2011 and has progressed as residential growth has happened. It's important to note that density is an important factor in supporting neighborhood-scaled retail.

Verdae has an established Memo of Understanding (MOU) with the City of Greenville that ensures quality development within the dedicated tax district (515)—also S-1 zoning.



Legacy Square Case Study

The current buildout is less than 50% complete. If the S-1 zoning classification is included the proposed text amendments, we believe there could be negative impacts to the final buildout.

We submit the following comments and questions in hopes that additional consideration will be given to the proposed amendments as they relate to Legacy Square.

*Thank you,
Verdae Development*



General Comments/Questions

- Where is the data to define/support what the City is specifically trying to solve/resolve? How can we measure the effectiveness of the proposed text amendments in relation to addressing the specific problems?
- The term *Residential-Use* should address specific residential zoning districts. Zoning classifications that allow residential development (S-1, C-4, PD, and potentially other districts that allow residential as a mixed use) should have an opportunity for exception and/or defined path for variance.
- The term *abut* does not address distance between mixed-use properties/projects or right-of-ways/easements separating properties.
- The term *Single-Family* needs to be clearly defined. Building codes may classify townhomes as either single-family attached or multifamily depending on design characteristics. We suggest that single-family attached townhomes be uniquely classified and regulated in the land management ordinance.

Proposed Z-11-2021: Outdoor Dining and Other Events

- The text amendment isn't specific to rooftop dining/event space. ParkView at Verdae is a private event space at the edge of Legacy Square Phase 1, neighboring The Brownstone residences. The open balcony faces Legacy Park but is also adjacent to the first brownstone unit. In a future development scenario, how would this text amendment affect rooftop dining/event space that is adjacent to attached or detached residential uses?
- The Hollingsworth Park community hosts an annual Oyster Roast in the parking lot behind Legacy Square Phase 1. Verdae anticipates similar entertainment/event activity behind future commercial building development in Legacy Square. Would the proposed amendment affect this type of function in a future development scenario? If yes, what would be the path and who would be the authority to secure special permission?



Proposed Z-12-2021: Commercial Trash Collection

- The proposed text amendment appears to contradict with H-2 prohibiting above-ground refuse containers between buildings and residential uses, yet H-2a allows such containers with a minimum setback:
 - H-2: “.... shall not be permitted between a building and any abutting property improved with residential use...”
 - H-2a: “.... shall comply with setback requirements (15’ from property line)...”
- H-2a states that no above ground refuse container shall be located less than (15) feet from the property line of any abutting property improved with residential use.
Current Property Example: The enclosed dumpster for Legacy Square Phase 1 would not meet the 15’ setback requirement, even though the adjacent residential use to the enclosure is a standalone garage. Does the proposed measurement include ROW and street/alleyways? The example shows a property line dimension of 19.2’ and a ROW dimension of 47.8’.



Proposed Z-13-2021: Light Pollution

- Legacy Square orients exterior building lighting and signage away from adjoining residential as shown in the photo examples. Because required parking lot lighting is defined by the City and is typically the main source of concern/complaint from residents in Legacy Square, does the proposed amendment affect or help regulate the lumen level for street/parking lot lighting?



LEGACY SQUARE
HOLLINGSWORTH PARK
—VERDAE—

Proposed Z-14-2021: Field Changes to Construction

- The Owner and/or GC should be the party to sign the affidavit. The current proposed text amendment only requires the GC to sign. We also suggest that a process for final inspection by DRB or Planning Commission be incorporated into the zoning application process so that the procedures are more clearly defined and equally applied.

Proposed Z-15-2021: Landscape Buffer Requirements for Non-Residential and Multi-Family Properties

- Height and spacing of plants within a buffer area are important. The distance between built structures and installed buffering has not been addressed in the amendment. Current Phases of Legacy Square supports adequate buffering; however, the final phase of Legacy Square (Phase 4) is a narrow property, and it will be difficult to maintain 10' on (3) sides of the site.



Phase 4

Buried gas line prohibits tree planting here.



Phase 2 Side Buffering on Darden Way



Phase 1 Rear Buffering



Phase 3 Rear Buffering on Cheddington



- We believe buffer yards should not be required where abutting an existing easement or public right of way. Additionally, buffer requirements should be applied based on zoning district as opposed to use of the property.

LEGACY SQUARE
HOLLINGSWORTH PARK
—VERDAE—

Proposed Z-16-2021: Height Transition for Multi-Family and Non-Residential Buildings

- The height of buildings in Legacy Square are proportional to the acreage and distance to surrounding residential; however, none of the current structures would meet the proposed height requirement in the text amendment. We believe the distance from contiguous residential (including ROW) should be considered and height increases and/or non-stepbacks be an option for development. Height and setback requirements should be based on residential zoning districts rather than residential uses in other non-residential zoning districts.

Current Legacy Square Phase 1 Building Heights:

- Holiday Dental
 - Top of main wall is 30'
 - Peak height 38'
- Verdae Y Buildings
 - Top of Truss 30'
 - Top of Parapet 33'
- Keith Building
 - Top of Parapet 52'
 - Top of Tower 60'

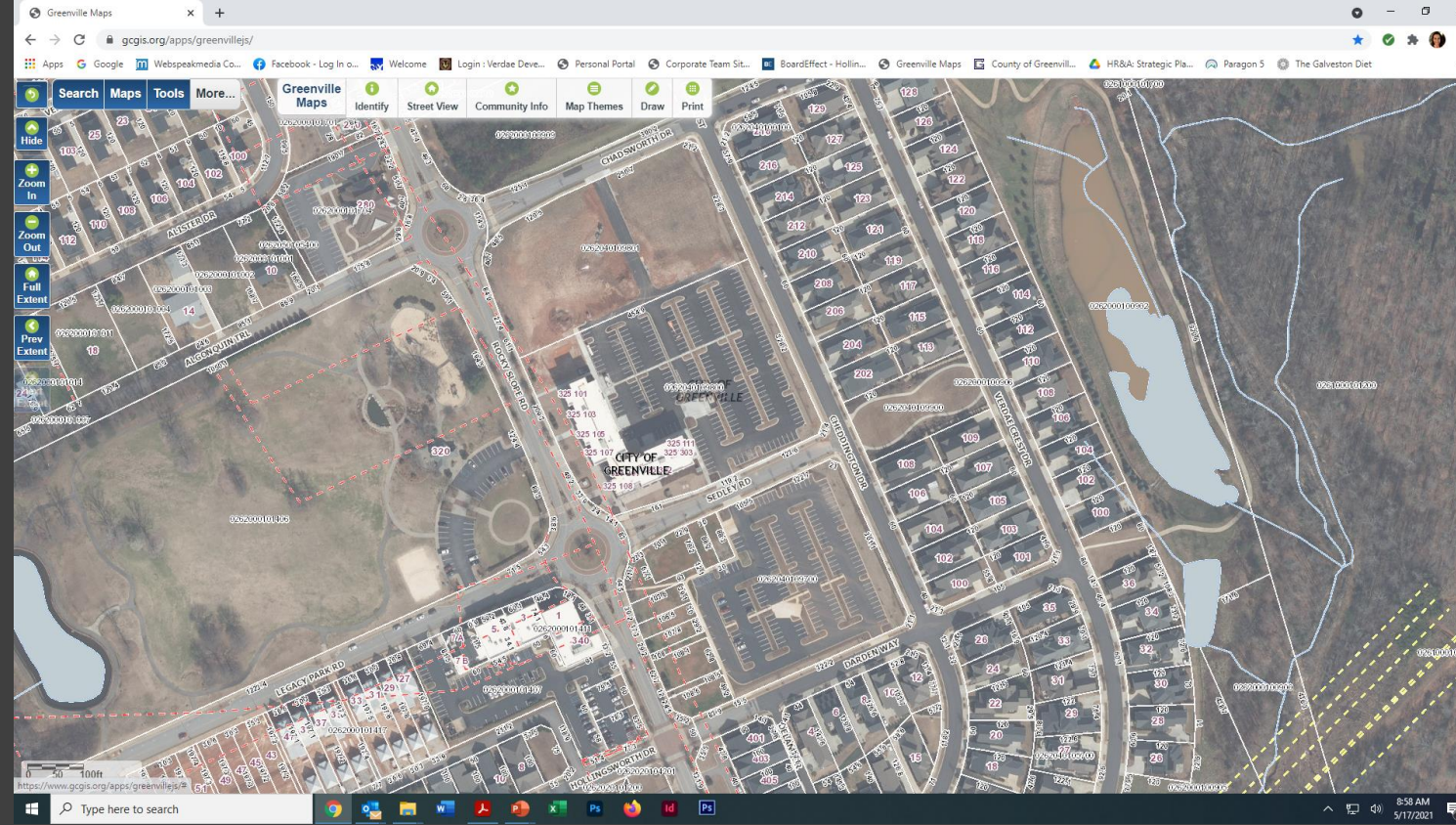
Legacy Square Phase 3 Building Height:

- The Sumerel 48'



Proposed Z-17-2021: Lot Coverage Allowances for Non-Residential Properties

- The definition of abut, abuts, or abutting” should not include intervening roads, alleys, easements, right-of-ways, or common areas. This is not common, and any publicly deeded open space would already constitute an adequate buffer.
- Similar to other text amendments, adjacency to single-family should be applied based on the zoning district as opposed to the use of the property.
- 75% seems unusually restrictive. An 80% lot coverage would be more reasonable/adequate.



Proposed Z-18-2021: Setback Requirements

- Buffer yards should not be required where abutting an existing easement or public right-of-way. Additionally, buffer requirements should be applied based on the adjacent zoning district as opposed to the use of the property.

New multifamily and commercial development should not be penalized by residential uses that occur in non-residential zoning districts that are intended to have additional height and density.



Ross Zelenske

From: Debbie Wallace <debbiew@verdae.com>
Sent: Monday, May 17, 2021 3:19 PM
To: Kris Kurjiaka; Courtney Powell; Jonathan B. Graham; Ross Zelenske
Cc: Shannon Lavrin; J. Chris Stover
Subject: Verdae Review/Comments Regarding Proposed Text Amendments
Attachments: City of Greenville_Verdae Comments for Proposed Text Amendments May 2021.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Everyone,

Thank you for the opportunity to provide comments and questions regarding the proposed text amendments. Please accept the attached case study document on Legacy Square that presents our thinking. We would like for the Planning Commission to receive a copy of this information prior to Thursday's hearing and we will also post our text comments through the public portal to ensure we have done our part to respond appropriately.

If you have any additional questions about this material, please feel free to reach out to us.

Thank you,
Debbie

Debbie Wallace
President
Chief Operating Officer

Verdae Development, Inc.
340 Rocky Slope Road, Suite 300
Greenville, SC 29607

Direct: 864-626-3080
Main: 864-329-9292

Ross Zelenske

From: Shannon Lavrin
Sent: Thursday, June 3, 2021 11:40 AM
To: Jonathan B. Graham; Courtney Powell; Ross Zelenske; Kris Kurjiaka
Subject: FW: GVL2040 LMO Implementation - REVISED Text Amendments Now Posted

Please add this to our PC comments for next week.

Shannon

From: Yvonne Reeder <waitonme7@gmail.com>
Sent: Thursday, June 3, 2021 8:56 AM
To: Shannon Lavrin <slavrin@greenvillesc.gov>
Subject: Re: GVL2040 LMO Implementation - REVISED Text Amendments Now Posted

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I agree with the changes and realize smaller lots will be difficult to build on and comply to some of the new requirements, thus I can see some pushback from a few developers. Yet as a protection to existing single family residents it is a much needed change!!! Thanks for sharing!!!

Sincerely,
Yvonne S Reeder

On Wed, Jun 2, 2021 at 9:35 AM Shannon Lavrin <slavrin@greenvillesc.gov> wrote:

Hi Everyone,

I wanted to thank you for your input on the proposed text amendments to the City's Land Management Ordinance and update you on the status of that effort. The Planning Commission held a special called workshop last week to review and discuss the proposed text amendments and requested some revisions before making a recommendation to City Council.

As a result, we have updated the webpage and reopened the public comment period to give everyone a chance to provide feedback on the revisions to the text amendments. To view the revisions, visit <http://www.greenvillesc.gov/1871/Land-Management-Ordinance-Text-Amendment>. The new deadline to submit comments/questions is Sunday, June 6 at 6 pm. Also, you can always email Courtney, Jay, or me directly (even if after the 6th), and we will make sure and pass along your comments to the Planning Commission. The Planning Commission will consider the revised text amendments at a special called meeting on Wednesday, June 9 at 4 p.m.

Please share this update with your friends and colleagues and encourage them to review the proposed changes and provide their input. We appreciate your continued support and assistance.

Best,



Shannon Lavrin

Assistant City Manager | City Manager's Office

slavrin@greenvillesc.gov | www.greenvillesc.gov

Phone: 864-467-3816

From: Shannon Lavrin

Sent: Wednesday, May 5, 2021 6:06 PM

To: Shannon Lavrin <slavrin@greenvillesc.gov>

Cc: Jonathan B. Graham <jbgraham@greenvillesc.gov>; Courtney Powell <cdpowell@greenvillesc.gov>; Leslie Fletcher <lfletcher@greenvillesc.gov>

Subject: RE: GVL2040 LMO Implementation - Text Amendments Now Posted

Good evening, GVL2040 Steering Committee:

While the City's Land Management Ordinance (LMO) must be updated in order to effectively implement the recommendations in GVL2040, City Council recognizes that a comprehensive revision to the LMO is a complex, involved process that can't be accomplished quickly. As a result, City Council recently directed staff to develop text amendments to the LMO that will help protect the character of existing neighborhoods from the impact of commercial and multi-family development in the near term. Staff's first charge was to address a series of specific development issues, including outdoor dining, commercial trash collection, light pollution, field changes, lot coverage allowances, height transitions, setback requirements and landscape buffers.

The proposed text amendments addressing those issues are now available for review and comment on the City's website at <https://www.greenvillesc.gov/LMO>. As you will see, in each case, the current ordinance and the proposed change(s) are provided side-by-side for easier comparison. The Planning Commission will consider the proposed text amendments at their meeting on May 20 and will make a recommendation to City Council.

We value your input and are interested in hearing your feedback on the proposed changes. Please visit the webpage when you have a chance and let us know what you think. You can submit your comments, as well as any questions you have about specific issues or changes, directly from the page.

Thanks so much for your ongoing support and assistance!



Shannon Lavrin

Assistant City Manager | City Manager's Office

slavrin@greenvillesc.gov | www.greenvillesc.gov

Phone: 864-467-3816

From: Shannon Lavrin

Sent: Monday, April 26, 2021 11:38 AM

To: Shannon Lavrin <slavrin@greenvillesc.gov>

Cc: Jonathan B. Graham <jbgraham@greenvillesc.gov>; Courtney Powell <cdpowell@greenvillesc.gov>

Subject: RE: GVL2040 LMO Implementation

Hi Everyone,

As you may have seen in the City Council meeting packet, City Council will consider a resolution this evening to direct staff to develop text amendments to the Land Management Ordinance that address design standards, dimensional standards, project requirements, and buffering requirements for non-residential uses and multi-family uses adjacent to detached single-family residential uses. There is a process for consideration of the text amendments, including Planning Commission review, but this is the first step from City Council to initiate the next steps.

Even if we haven't had a chance to connect yet, **it's not too late** to share any comments, concerns or suggestions you have for potential strategies to mitigate the impacts of commercial and multi-family projects on adjacent residential uses until the new Land Management Ordinance is written and adopted approximately a year and a half from now.

As a result, please feel free to contact me at slavrin@greenvillesc.gov or 467-3816 at your convenience. I appreciate the feedback from those of you I've already spoken with and look forward to hearing from the rest of you!

Best, Shannon

From: Shannon Lavrin
Sent: Monday, April 12, 2021 4:55 PM
To: Shannon Lavrin <slavrin@greenvillesc.gov>
Cc: Jonathan B. Graham <jbgraham@greenvillesc.gov>; Courtney Powell <cdpowell@greenvillesc.gov>
Subject: GVL2040 LMO Implementation

Good afternoon. On March 19, 2021 a Request for Proposals for a consulting partner to rewrite the City's Land Management Ordinance (LMO) to support the adopted GVL2040 priorities was released. Responses to the RFPs are due back to the City on April 20, 2021, with an anticipated start date in early June. We are excited to see implementation of the plan begin, and we thank each of you for your continued interest and partnership.

During the LMO rewrite process, City Council may consider various options that will help protect the City's neighborhoods and encourage growth toward node development during the rewrite process. While I have talked with several of you the past couple of weeks, I wanted to reach out to each of you to seek your input, comments, and suggestions during this time. If you have specific thoughts about the interim process prior to a revised LMO adoption, please contact me at slavrin@greenvillesc.gov or (864) 467-3816.

Thank you, Shannon



Shannon Lavrin, AICP
Assistant City Manager | City Manager's Office

slavrin@greenvillesc.gov | www.greenvillesc.gov

Phone: 864-467-3816

Ross Zelenske

From: Sherry Barrett <sbarrett@upstateforever.org>
Sent: Friday, June 4, 2021 2:13 PM
To: Planning
Subject: Re:
Attachments: 2021.6.4_Rev.UFCommentsCityofGVL_PC_6.9.2021.pdf

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Please accept this version of comments submitted previously on behalf of Upstate Forever for the public hearing at the planning meeting on June 9. for the official record. In this version, I added today's date (submitted date) which I previously omitted, and corrected a couple of typos. Appreciate your consideration.

Sincerely,

Sherry

Sherry Barrett
Land Policy Manager
Upstate Forever
(864) 250-0500 x123
sbarrett@upstateforever.org

GREENVILLE
507 Pettigru Street
Greenville, SC 29601

Upstate Forever is a conservation organization that protects critical lands, waters, and the unique character of the Upstate of South Carolina. Learn more at upstateforever.org.

On Fri, Jun 4, 2021 at 2:00 PM Sherry Barrett <sbarrett@upstateforever.org> wrote:

Hello,

Comments attached for PC on June 9.

Sherry Barrett
Sherry Barrett
Land Policy Manager
Upstate Forever
(864) 250-0500 x123
sbarrett@upstateforever.org

GREENVILLE
507 Pettigru Street
Greenville, SC 29601

Upstate Forever is a conservation organization that protects critical lands, waters, and the unique character of the Upstate of South Carolina. Learn more at upstateforever.org.



Protecting Land & Water | Advocacy | Balanced Growth

June 4, 2021

Sherry Barrett
Land Policy Manager
Upstate Forever
507 Pettigru St.
Greenville, SC 29601.
Home address: 5 Calhoun Hill Way, Greenville, SC 29601

Dear Planning Commissioners,

On behalf of Upstate Forever, I would like to raise a concern regarding the items listed below on your agenda for public hearings at the Special Called Planning Commission Meeting on June 9, 2021.

E. Z-15-2021 Application by City of Greenville for a TEXT AMENDMENT to Sections 19-1.11, 19-4.3.3; 19-6.2.2; Tables 19-6.2-1; 19-6.2.3; 19-6.5.7; 19-6.8.9; Figure 19-6.8.11; and Figure 19-6.5.14 in order to amend existing buffering and screening requirements for all nonresidential or multi-family developments that abut single-family uses.

F. Z-16-2021 Application by City of Greenville for a TEXT AMENDMENT to Sections 19-4.3; 19-5.1; 19-5.2; 19-6.5.7; 19-6.8.9; Tables 19-4.3-1 and 19-5.1-1 in order to provide a maximum building height and introduces a step-back provision for any nonresidential or multifamily structure adjacent to a single-family use (excluding C-4).

G. Z-17-2021 Application by City of Greenville for a TEXT AMENDMENT to Sections 19-5.1 and Table 19-5.1-1 in order to modify maximum impervious coverage for all non-residential zoning districts, except for C-4, for projects adjacent to single-family uses.

H. Z-18-2021 Application by City of Greenville for a TEXT AMENDMENT to Sections 19-5.1, 19-6.5.7; 19-6.8.9; and Table 19-5.1-1 in order to provide an increased rear setback for nonresidential and multifamily projects adjacent to single-family uses.

Each of these proposed text amendments references “multifamily” structures or projects adjacent to single family uses – without distinguishing among the types of “multifamily” buildings that are possible. A continuum exists - with large, block scale, multifamily structures at one end of the spectrum and house-scale buildings with multiple units – (small scale missing middle housing types) at the other end of the spectrum.

Lumping all multifamily together places unnecessary requirements and defeats the intent of small scale missing middle housing types – to be virtually indistinguishable as multifamily buildings in the context of predominantly single family neighborhoods. House scale missing middle housing types can be perfectly compatible immediately adjacent to single-family residences in walkable neighborhoods – if allowed to be. Development of missing middle “multifamily” should be encouraged in our city - now more than ever as we pursue a greater range of housing options, more affordable units, and increased density to achieve the vision for our community laid out in GVL2040. Missing middle housing is an opportunity to add “gentle density” and greater affordability within walkable neighborhoods across the city. Please do not make it *more* difficult to develop.

Sincerely,
Sherry Barrett



GREYSTONE

April 23, 2021

RE: Unity Park Community Character Code Maximum Lot Size

Dear City of Greenville Planning Commission,

The Greenville Housing Fund and Greystone Affordable Development have partnered to bring 141 new units to the Unity Park Neighborhood in Greenville, South Carolina. The planned development will be financed with tax-exempt bonds and low-income housing tax credits, and will provide much needed affordable housing units for senior citizens in the community.

The team is currently in the design phase of the project, and the sites identified for the project include multiple parcels that we wish to be combined to minimize administrative burden, maximize available financing and ensure compliance with code requirements. This action would put the lots for these projects above the currently documented maximum lot size in the Unity Park Community Code.

The development team requests that City Council approve the combination of these parcels. McMillan Pazdan Smith and Thomas and Hutton, the architect and civil engineer for this development, have worked closely with the City on the property's site plan and is committed to ensuring compliance to the Unity Park Community Character Code outside of the lot size. Should the lots remain separate, the project's success will be jeopardized as the unit count would have to be minimized; decreasing project revenues (already restricted by affordability) and threatening the strength of the financial structure.

Thank you for your consideration,

The Greenville Housing Fund
Greystone Affordable Development
McMillan Pazdan Smith
Thomas and Hutton